

FARMINGTON CITY
PLANNING COMMISSION MEETING
July 28, 2011

REGULAR SESSION

***Present:** Chairman Randy Hillier, Commission Members Rick Draper, Nelsen Michaelson, and Michael Nilson, Community Development Director David Petersen, Associate City Planner Christy Alexander, and Recording Secretary Cynthia DeCoursey.*

Chairman Hillier began the meeting at 5:05 p.m., and the Commission reviewed the following item:

Agenda Item: The Haws Companies' request for approval of a revised site plan for a trail along the perimeter of Park Lane Village.

Christy Alexander explained that the underlying zone for this property is a TMU zone, and The Haws Companies would like to pave the trail from the existing Legacy connection adjacent to the commuter rail corridor and veering northwest down Red Barn Lane ending at Station Parkway. This will provide a direct connection to the D&RGW trail. The revision is a minor amendment to the Project Master Plan which may be approved by the City's Zoning Administrator. **David Petersen** has approved the minor PMP amendment, and the Planning Commission and City Council need to decide whether or not to approve the paving of Red Barn Lane in accordance to City trail standards. Staff feels that this revised trail corridor will better serve the City's residents and visitors.

Scott Harwood, of The Haws Companies, was in attendance and explained that they own both sides of Red Barn Lane (except for a small portion owned by the **Cook** family). They would like to connect the D&RGW Trail to the Legacy Trail—it currently ends at the Frontrunner Station. He said there are currently two gates in use which prevent people from accessing the rail line area, and there will be no other gates. They plan to begin paving at the end of August 2011 and finish in mid-September.

Following a brief discussion, the following motion was made:

Motion

Rick Draper made a motion to recommend that the City Council approve the revised Park Lane Village trail location, and the corresponding public street standards not listed, along Red Barn Lane as proposed in the attached site plan, subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The applicant must provide a trail extension along Shepard Creek, southwest of Red Barn Lane, when future development occurs adjacent to the creek.
2. The City shall always maintain the right to improve Red Barn Lane in accordance to public street standards as listed in the City Development Standards, unless the right-of-way is vacated.

ADJOURNMENT

Motion

Nelsen Michaelson made a motion to adjourn, and the meeting was adjourned at 5:20 p.m.

Randy Hillier, Chairman
Farmington City Planning Commission